

City of Trinidad
STR Advisory Committee
Minutes of August 7, 2019

Call to order: 6:06 pm

Roll Call: Present were Dick Bruce, Dorothy Cox, Kathleen Lake, Joe Moran, Jan Nash-Hunt

Motion: Amend Minutes of 6-17-19 to include public comments of Alan Grau (motion by Dick, 2nd by Kathleen, passed 5-0)

Minutes of 6-17-19: Motion to adopt minutes as amended (motion by Kathleen, 2nd by Jan, motion passed 5-0)

Agenda Item IV.1: Discussion regarding last 2 years of documented complaints plus undocumented complaints. Complaints at city hall are filed in a complaint book and in the individual STR property file. Some complaints within the 2-year time frame do not appear in the City files, but were brought up in discussion. Fines for violations have been issued by the property manager with a maximum of \$1,000.00. Per the ordinance, fines usually start at \$200 per day. Significant violations should be responded to within 30 minutes by property manager, but there is not evidence that the City has ever issued a fine. Enforcement of the STR ordinance is a concern. Fair and reasonable, usually lacking teeth, and possible lawsuit as a result. Better defined complaint process suggests, i.e. flow charts. Suggestion for fillable forms online and update the complaint process timeline. Signed affidavit and photo evidence, as provided for in the ordinance have resulted in some litigation threats prior to resolution. Some people not making complaints as a result.

Enforcement of the STR ordinance is a concern. Fair and reasonable, usually lacking teeth, and possible lawsuit as a result. Some litigation threats prior to resolution. Some people not making complaints as a result.

Better defined complaint process suggested, i.e. flow charts. Suggestions for fillable forms online and update the complaint process timeline. Signed affidavit and photo evidence suggested as well.

Impacts on the neighborhood of special events such as rehearsals or weddings were discussed. The number of guests is a concern, as well as children and pets. Regular meet and greets are useful in avoiding issues.

Suggest more real-time enforcement. Property managers and city response times need improvement. The use of STR revenues for code enforcement was suggested, and fines should go to the City rather than the property managers.

Motion: Compliance and enforcement of the STR ordinance is key, ordinance not being enforced, and City needs to come up with enforcement process and recommend the City make clear and provide an updated complaint process. (motion by Dick, 2nd by Kathleen, motion passed 5-0).

Agenda Item IV.2: Fee Analysis, cost analysis, bring back to next meeting.

Motion was made/seconded/approved to extend the meeting by 15 minutes.

Public comment:

Public comment received from Daryl and Tina Freeland, in regards to the lack of timely response, as per the ordinance, by property managers, and the City not enforcing the ordinance.

Next meeting: Motion to have a meeting on Wednesday, September 11th (motion by Jan, 2nd by Dick, motion passed 5-0).

Adjourned: 7:50 pm